

Minutes of the Redevelopment Agency of Murray City held Tuesday, May 9, 2006 in the Murray City Council Chambers, 5025 South State Street, Murray, Utah.

Attendance

Jim Brass	Josh Yost	Michael Brodsky
Robbie Robertson	Chris Nolan	Jim Paraskeva
Krista Dunn	Craig Eaton	Cathy McKittrick
Pat Griffiths	CJ Beckstrom	Tom Henry
Mayor Dan Snarr	Ty Thomas	Martin Page
Shannon Jacobs	Pat O'Hara	Craig Smith
Jan Wells	Doug Fullmer	Adam Loser
Frank Nakamura	Scott Baker	Joseph Katz
Keith Snarr	Ed LaGuardia	Amelia Nielson-Stowell

1. Approval of the April 11, 2006 RDA Minutes

Motion by Krista Dunn
Seconded by Pat Griffiths

5 Ayes
0 Nays

2. General discussion of environmental issues in Fireclay Redevelopment Project Area, Chris Nolan, IHI Environmental.

Frank Nakamura introduced the discussion concerning environmental issues in the Fireclay Redevelopment Project Area and assured the Board of Directors that the State of Utah is overseeing and administering those issues.

Chris Nolan reviewed regulatory issues and issues related to cleanup in the Fireclay Redevelopment Project Area.

Joseph Katz reviewed the voluntary cleanup program of the State Department of Environmental Quality. The benefits of the program are a cleanup method that integrates into the development of the project and the receipt of a letter of no further action from the State DEQ at the end of the cleanup program.

3. Pre-Planning discussion of Birkhill at Fireclay Project, Michael Brodsky, Hamlet Development.

Mr. Brodsky reviewed three issues relating to the Birkhill project. These issues were streetscape design, dedication of public property (including roads a public plaza, and parkway) funding/timing of infrastructure improvements including a sewer trunk line, park and ride lot and a public plaza.

In regards to streetscape design, Mr. Brodsky expressed Hamlet Home's desire to adjust the TOD Ordinance relative to streetscape to remove the requirement for a landscaped buffer along the parking strip on Main Street and Fireclay and to allow hard surface with tree wells in that area, while retaining the landscape requirement on the secondary streets. Secondly, allowing for the use of intersection "bulb outs" was a concern. Mr. Brodsky stated that intersection "bulb outs" allow better pedestrian protection and parallel parking.

Mr. Brodsky indicated that Hamlet Homes plans to absorb costs for infrastructure within its development. He also stated that the timing of public infrastructure improvements is critical. The sewer trunk line must be rebuilt to increase capacity in order to accommodate the Birkhill project.

Doug Hill addressed the issue of the sewer line expansion. He stated that a basic engineering study conducted over the past few weeks assumes a density of 50 units per acre, which is an intentional overestimate to allow the line to accommodate any future development. The project can start upon funding authorization and could cost approximately \$1,000,000. The city currently has \$1,500,000 in the sewer reserve fund. Another issue involves the obtaining and trading of easements as well as planning the alignment of the sewer line in relation to the alignment of the Fireclay Ave. extension.

4. Other Business

There was no other business. The meeting was adjourned.